031.0	0001	0014.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,241,000	/	1,241,000
USE VALUE:	1,241,000	/	1,241,000
ASSESSED:	1,241,000	/	1,241,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
355		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COURTNEY SARAH L / ETAL TRS
Owner 2:	COURTNEY FAMILY IRREVOCABLE TR
Owner 3:	
Street 1:	355 MASS AVE UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COURTNEY DOROTHY H/MICHAEL W -
Owner 2:	TRS/355 MASS AVE TRUST -
Street 1:	355 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1900, having primarily Vinyl Exterior and 3485 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	4680.000	188,850		431,650	620,500
101	4680.000	188,850		431,650	620,500
Total Card	0.215	377,700		863,300	1,241,000
Total Parcel	0.215	377,700		863,300	1,241,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.15 | /Parcel: 356.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
21390			07/29/20

!2564!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0001-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	377,700	0	9,360.	863,300	1,241,000		Year end	12/23/2021
2021	013	FV	377,700	0	9,360.	848,600	1,226,300		Year End Roll	12/10/2020
2020	031	FV	354,200	0	9,360.	833,800	1,188,000	1,188,000	Year End Roll	12/18/2019
2019	031	FV	285,400	0	9,360.	784,800	1,070,200	1,070,200	Year End Roll	1/3/2019
2018	031	FV	285,400	0	9,360.	686,700	972,100	972,100	Year End Roll	12/20/2017
2017	031	FV	285,400	0	9,360.	539,600	825,000	825,000	Year End Roll	1/3/2017
2016	031	FV	285,400	0	9,360.	539,600	825,000	825,000	Year End	1/4/2016
2015	031	FV	280,500	0	9,360.	490,500	771,000	771,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:42:08

LAST REV

Date	Time
10/07/20	09:45:19
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2564

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COURTNEY DOROTH	1379-63		1/4/2010	Convenience	100	No	No		
COURTNEY DOROTH	1285-156		8/10/2004	Family	99	No	No		
COURTNEY MICHAE	1138-140		3/14/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	21390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1480	Renovate	44,075					
9/26/1995	592		7,900					4X6 STORAGE AREA

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2020	Measured	DGM	D Mann
10/21/2019	Mail Update	JO	Jenny O
3/31/2009	Measured	201	PATRIOT
3/14/2000	Measured	197	PATRIOT
4/7/1997			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		9360		Sq. Ft.	Site		0	44.	2.10	CG									863,278	101	50				863,300	

Total AC/HA: 0.21488 | Total SF/SM: 9360 | Parcel LUC: 013 Res. / Comm. | Prime NB Desc: COMM GD | Total: 863,278 | Spl Credit: | Total: 863,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:	101	Alt %:	50
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	40
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.98196328
Const Adj.:	0.93059999
Adj $ / SQ:	109.658
Other Features:	81989
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513119
Depreciation:	135464
Depreciated Total:	377656

COMMENTS

PERIODONTICS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB 2			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

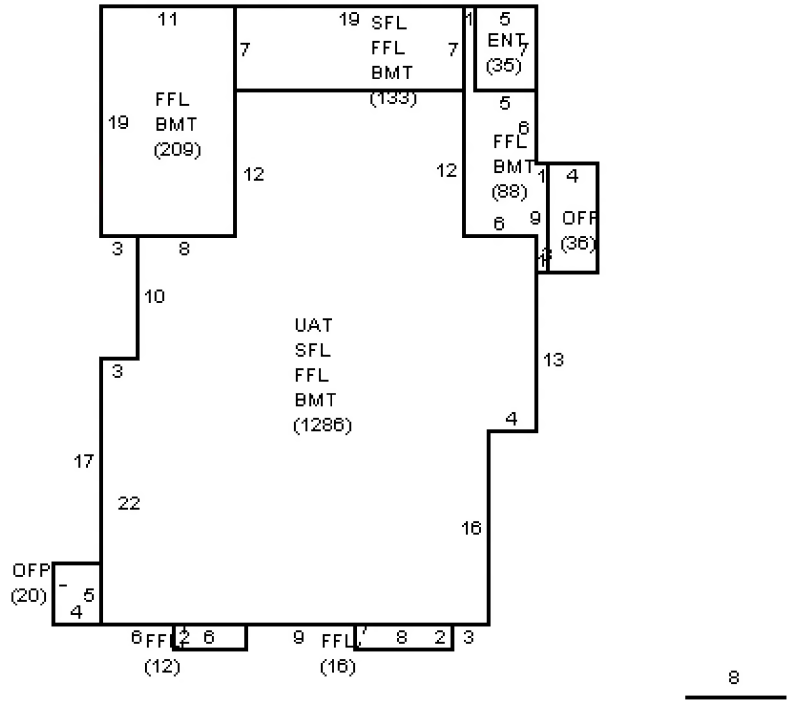
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	109.66
Special Features:	0	Val/Su Net:	71.37
Final Total:	377700	Val/Su SzAd	119.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,744	109.660	191,243
BMT	Basement	1,716	32.900	56,452
SFL	Second Floor	1,419	109.660	155,604
UAT	Upper Attic	322	76.760	24,678
OFP	Open Porch	56	40.950	2,293
ENT	ENTRY	35	24.570	860
	Net Sketched Area:	5,292	Total:	431,130
Size Ad	3163	Gross Area	6256	FinArea 3485

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	100		1
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

031.0-0001-0014.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc